028.A	0001	0047.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	886,700	/	886,700
USE VALUE:	886,700	/	886,700
ASSESSED:	886,700	/	886,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	CORCORAN BRIAN A &
Owner 2:	MCCANN ELIZABETH M
Owner 3:	
Street 1:	47 EVERETT ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MADRID GEORGE A & JEANNINE -
Owner 2:	-
Street 1:	47 EVERETT ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 2359 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	880,200	6,500		886,700
Total Card	0.000	880,200	6,500		886,700
Total Parcel	0.000	880,200	6,500		886,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.88 /Parcel: 375.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 310279
GIS Ref:
GIS Ref:
Insp Date: 05/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 028.A-0001-0047.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	880,200	6500	.		886,700		Year end	12/23/2021
2021	102	FV	854,400	6500	.		860,900		Year End Roll	12/10/2020
2020	102	FV	841,400	6500	.		847,900	847,900	Year End Roll	12/18/2019
2019	102	FV	731,300	6600	.		737,900	737,900	Year End Roll	1/3/2019
2018	102	FV	646,500	6600	.		653,100	653,100	Year End Roll	12/20/2017
2017	102	FV	589,100	6600	.		595,700	595,700	Year End Roll	1/3/2017
2016	102	FV	589,100	6600	.		595,700	595,700	Year End	1/4/2016
2015	102	FV	535,400	6700	.		542,100	542,100	Year End Roll	12/11/2014

!15621!

PRINT

Date	Time
12/30/21	21:04:17

LAST REV

Date	Time
10/24/19	11:50:44
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15621

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADRID GEORGE A	62967-537		11/22/2013		649,000	No	No		
MANGANELLO JOHN	55942-108		11/30/2010		533,000	No	No		
DONNELLAN MARK	50809-256		2/29/2008		525,000	No	No		

USER DEFINED

Prior Id # 1:	19241
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Measured	DGM	D Mann
1/8/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8015													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.09510386
Const Adj.:	0.98990101
Adj $ / SQ:	330.634
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.13000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1081366
Depreciation:	201134
Depreciated Total:	880232

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH

UnSketched SubAreas:
GLA: 2359,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	410.98
Special Features:	0	Val/Su Net:	373.12
Final Total:	880200	Val/Su SzAd	373.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,359	330.630	779,965

Net Sketched Area:	2,359	Total:	779,965
Size Ad	2359	Gross Area	2359	FinArea	2359
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.A-0001-0047.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X22	G	VG	2007	34.53	T	4.8	102			6,500			6,500

More:	N	Total Yard Items:	6,500	Total Special Featues:		Total:	6,500